

FAST REPORTS FROM THE REAL ESTATE MARKET

FRED BROWN BUYS 3 YORKVILLE FLATS

Operator Quickly Resells One to Investor; Other Multi-family Deals.

Frederick Brown the operator turned his attention to upper East Side tenement house properties yesterday when he purchased three corner multi-family houses and disposed of one of them in a quick resale. Through James Kyle & Sons he bought from Aristide Martinez the five story tenements at the southwest corner of East End avenue and Eighty-eighth street, 25.5x99; the southwest corner of Avenue A and Eighty-ninth street, 25.1x87, and the southwest corner of East End avenue and Eighty-ninth street, 25.9x86. The house at Avenue A and Eighty-ninth street was resold to Edward Baer. This is the first sale of these properties in twenty-eight years.

Wadsworth Arms Sold.

Wadsworth Arms, a six story apartment house, on plot 75x100, at 130 Wadsworth avenue, southwest corner of 150th street, has been purchased by Irving Burstein, Inc., from Aaron Dumm. It was sold subject to mortgages for \$157,500.

Sale in Greenwich Village.

Brown, Wheelock Company, Inc., sold for Heath & Home, Inc., the five story apartment house and store at 132 West Houston street to a client who expects to make alterations to the building. The property is part of the square block recently developed by Heath & Home and is the third sale reported within a week. The other sales being 134 and 136 Bleecker street. Negotiations are under way for the sale of additional properties.

Store Tenants Buy on Dyckman St.

Frank Vols sold for Morris Blonstein the buildings with one apartment to each store tenant at 110 Dyckman street, 700 feet west of N. Y. 100th street. The buildings were sold to the following: Nathan Glaser, stationery; Louis Greenstein, hardware; William Seydelin, confectionery; M. Friedberg, restaurant; Grinstein Brothers, grocers; Frank Bitts & Son, market.

New Loft for Garment Centre.

Julius Tishman & Sons purchased from Edgar N. Sidman 142 to 148 West Thirty-sixth street, 75x100, upon which they intend to immediately erect a fourteen story loft and showrooms. The site had been owned by the seller for more than sixty years. The operation is estimated to involve \$1,000,000. Robert H. Jones was the broker.

Deals Revealed in Transfers.

Nathan Schwartz sold for Frank Cimino a six story tenement with stores, 55x 40x irregular, at 473 and 475 East Houston street.

William Silberstein sold to Isaac Bodenstein a five story tenement, 25x75, at 1248 Second avenue.

Jacob Himm sold to Tillie Goldberg three story store tenements, 59x75, at 55 and 57 Suffolk street.

Aaron Garfunkel sold to Abram Goldfarb for \$27,300 a five story store tenement, 24.1x94, at 72 Mott street.

Samuel Pilschick sold to Louis Weiss a five story store tenement, 25x100.11, at 10 East 14th street.

Alexander Stewart sold to Anna Weiss two story store flats, 50x55, at 2653 and 2655 Eighth avenue.

Lillian Crutehfield sold to Nellie Kinloch a three story dwelling, 22x99.11, at 246 West 138th street.

Henry L. Strick sold to John W. Sutcliffe a three story dwelling, 18.6x99.11, at 539 West 141st street.

Will Auction City Lease.

Henry Brady will sell for the Commissioner of Plant and Structures on December 20, 1921, in the Real Estate Exchange at 12 o'clock noon, a twenty year lease of a large plot under the Manhattan approach of the Williamsburg Bridge, between Lewis and Goerck streets. The upset price is an annual rental of \$3,500. The lease provides that if the city desires to avail itself of a reversionary privilege at the end of five years it will pay the tenant 75 per cent. of the cost of the building.

Contracts Awarded.

The New York Telephone Company has awarded the contract for constructing its new telephone building in Richmond Hill, according to Brown's Letters, Inc., to the E. E. Paul Company. The building will cost \$46,000.

C. T. Wills, Inc., has been awarded the contract for altering a boiler house into a garage at Far Rockaway for the Queensboro Gas and Electric Company.

ART SALES.

HOW ON EXHIBITION
The Magnificent Stock of
PRINCE & CIE.
Importers of High Class
Furniture and Works of Art
at their WAREROOMS
13 WEST 56TH ST.
NEAR 5TH AVE.
To Be Sold at
PUBLIC AUCTION
FRIDAY & SATURDAY
December 9th & 10th at 2 P.M.
FRENCH TABLES, COMMODOR CABS,
LUSTERS, TROUSSEAU CHAIRS, SECRE-
TARIES, FURNITURE, PAINTINGS, BRON-
ZES, CHINA, GLASS, ETC., ETC., ETC.
SALE CONDUCTED BY BENJAMIN MARX,
AUCTIONEER, OFFICE 115-117 W. 23RD ST.
Telephone Offices 9000-1-3

SALES AT AUCTION
SALE TODAY
Commencing at 11 A. M.
The Entire
FURNISHINGS
contained in the spacious dwelling
of **ROBERT SCHWARTZ**, deceased
to be sold by Public Auction
at 20 East 57th Street
NEAR 5TH AVE.
TODAY Dec. 7, 11 A. M.
by direction of Edwin K. Scheriff, Esq.
Execution 14
Messrs. Wollman & Wollman, Auctioneers
for Executors
SAMUEL MARX, Auctioneer
Sale Conducted by Benjamin Marx
Auctioneer's Office 115-117 W. 23rd St.
Telephone Offices 9000-1-3

VAN PRAAG & CO., Auctioneers
SAL FRIDAY, Dec. 9,
10:30 A. M. at Salesrooms
459 B'way, Cor. Grand St., N. Y. C.
250 ORIENTAL
RUGS
AND CARPETS
Being Sold of Persian Importer (Retiring)
Consisting of Chinese Rugs, Bokharas,
Kermanshehs, Serapihs and Dagh-
tans of all Sizes and Weaves.

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PATERNOS TO ERECT BUSINESS BUILDING

Lease Church Plot at Broadway and 71st Street for Project; Other Rentals.

Faterno Bros., Joseph Faterno president, announced yesterday that they will build a six story banking and office building on the northerly portion of the northwest corner of Broadway and Seventy-first street, which they have leased from Christ Episcopal Church through Marie & Calhoun. The site fronts thirty-three feet on Broadway and has a depth of ninety-seven feet. It is practically opposite the entrance to the Seventy-second street express station of the West Side subway line. The lease is for a long term. The operation is an evidence of the growing importance of the Sherman square section and the West Seventy-second street business district.

Miscellaneous Leases.

The United Cigar Stores Company leased from the Exchange Court Corporation part of the ground floor in 52 Broadway and 59 New street for four years, beginning May 1, 1927, at a rental of \$20,000 annually. The United company also leased the store at the northeast corner of Broadway and 138th street for five years from June 15, 1925, at a yearly rental of from \$4,000 to \$4,500.

The garage portion of the basement, ground floor and upper story in the automobile building at Lenox and St. Nicholas avenues, 110th and 111th streets, has been leased by the 110th Street Lenox Avenue Garage to the Esselen Realty Corporation for the time a permit for occupation is issued until July 31, 1934. The rental for the first year will be \$35,200 and each succeeding year \$30,000.

Porter & Co. sold for Archibald Lybott to Henry Koenig a vacant lot on the east side of Broadway, 31 feet south of 215th street, 27x108.

SHOE FIRM ACQUIRES THIRD AVE. BUILDING

The Adler Shoe Company, Jesse Adler president, which with two other store tenants in the five story building at 213-217 West 125th street, recently purchased the property, valued at \$100,000, has now bought the five story building at 1923 Third avenue, southwest corner of 106th street, in which it has occupied the store for seventeen years.

The purchase was made from Isaac Fiedelheit, who owned the property for thirty years and valued it at about \$100,000. It occupies a site fronting 25.2 feet on the avenue and 100 feet on the street and above the ground floor are four lofts. Arnold Lichtig, attorney, represented the Adler Shoe Company and Lachman, Morgenthau & Goldsmith acted for the seller.

The four story stable, 25x100.5, at 109 West Forty-ninth street, being the rear part of the old Park & Tilford stables, has been sold by the Morania Realty Corporation to Pierce Harris.

The purchase was made from Dr. A. Edward Davis and George Davis 50 West Thirty-seventh street, a four story building, 25x95.8. The purchaser will reconstruct the property for stores and lofts.

Frederick Schwartz sold to Benjamin Rybakoff a five story building, 25x95.8, at 227 East Twenty-second street.

Manufacturers Move to L. I. City.

The Ripper Company, manufacturer of billiard cues, which has been in business at 147 Baxter street for twenty years, has purchased from Judson A. Harrington the one story brick factory, 100x100, with vacant plot in the rear, on the west side of Marion street, 100 feet north of Webster avenue, Long Island City.

COUNTRY CLUB AT RYE GETS \$3,000,000 LOAN

The Cleveland Discount Company, which recently arranged a \$2,000,000 building loan on the New Westchester-Baltimore Country Club property at Rye, N. Y., for the Bowman Hotel interests, has leased for its own occupancy the second floor of 69 Fifth avenue, corner of Portlith street, through the Frank L. Fisher Company.

This concern, through Gale E. Tardiff, vice-president in charge of the New York headquarters, recently started in business in this city. It is one of the largest mortgage companies in the country, but confined most of its previous operations to the middle West.

SUBURBAN MARKET.

Burgoyne Hamilton and Adrian Teelin 2d sold for Joshua Fiero to Joseph G. Quinn, Jr., a house and plot in Ammonville Park, Bronxville. The parcel is part of the Grimmer property recently purchased by Mr. Fiero through the same brokers from the Arrow Holding Company.

Fish & Marvin sold for George H. Pierre his stone residence on Elk avenue and Lookout place, New Rochelle, commanding a view of the Forest Heights section. The house was bought by W. D. Hunter for Mr. Pierre and the purchase is John J. Twohey, formerly of Davenport Neck.

REAL ESTATE AT AUCTION.

PUBLIC AUCTION
to the highest bidder on Saturday,
December 17, at 2 P. M., in the large
entrance hall of the residence.

"GLEN ALLA"
ON MAMARONECK AVENUE,
Bet. Purchase & White Plains,
WESTCHESTER COUNTY.
Magnificent Modern English Manor Residence,
completely furnished, together with all necessary
outbuildings and also a beautiful private lake, on
45 acres laid out in lawns, bluestone roadways,
gardens, flowers, rare shrubs and trees. Less than
an hour from the heart of New York City by motor
or train. 70% of the purchase price may remain on
mortgage.
SEND FOR ILLUSTRATED BOOKLET
MORGENTHAU JR & CO.
Agent
206 BROADWAY, NEW YORK.
ARTHUR C. SHERIDAN
Real Estate Auctioneer
102 BROADWAY, NEW YORK.

SALE A REMINDER OF OLD BOOM TIMES

Big Builders and Traders Out in Force at Auction of Ma- hony Holdings.

A remarkable gathering of builders, operators and speculators attended the auction sale of real estate owned by the James A. Mahony estate in the Vesey Street Exchange Salesroom yesterday. The holdings were disposed of for a total of \$107,300 by Joseph P. Day, as auctioneer, and the Maximilian Morgenthau, Jr., Company as agents.

Samuel Friedenberg was the high bidder for the plot of twelve lots at the southwest corner of Fort Washington avenue and West 169th street, with a large frontage on Haven avenue. This property is one block from the 168th street subway station. Mr. Friedenberg is a well known operator and has been identified with many building operations on Washington Heights and in the West Bronx.

In addition to the Fort Washington avenue plot, Mr. Friedenberg purchased the plot at the southeast corner of Jerome avenue and Mount Eden street for \$47,500. This property is directly in front of the subway station on Jerome avenue and Mount Eden street. Mr. Friedenberg also purchased a plot of lots on the east side of Sedgwick avenue, 300 feet north of West 183d street. He announced his intention of improving this plot with a home for his own occupancy.

Samuel Friedenberg also purchased the plot at the southeast corner of Academy street and Post avenue, and John Williams bid \$8,500 for the southwest corner of Elwood street and 196th street, just west of Broadway.

Purchaser Will Build Soon.

The plot on the east side of Bailey avenue between Knox place and West

REAL ESTATE AT AUCTION.

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"I Specialize in Appraising Industrial Properties"

PLANTS FOR SALE

ARLINGTON, N. J.

23,000 Sq. Ft.
Modern 2 story brick concrete and steel building. Fully
sprinklered. Two elevators. Land for future expansion.
3 miles to Newark—3 miles to N. Y., 2 blocks to R. R.
Station.

WATERTOWN, N. Y.

368,000 Sq. Ft.
Four one story new buildings. N. Y. C. R. R. siding. 30
acres. 2,000 H. P. available. Excellent labor.

ALBANY, N. Y.

30,000 Sq. Ft.
Two-story brick concrete and steel building, heavy con-
struction. N. Y. C. R. R. siding. 2 acres.

MT. VERNON, N. Y.

17,000 Sq. Ft.
Two-story brick mill buildings, opposite N. Y. N. H. & H.
R. R. tracks. Land area 35,083 sq. ft.

GLASSPORT, PA.

31,000 Sq. Ft.
15 miles southeast of Pittsburgh. One-story brick buildings.
Fully sprinklered. Large power plant. R. R. siding.

PORT JERVIS, N. Y.

10,860 Sq. Ft.
One-story new reinforced concrete building. Monitor roof,
concrete floor, 3 acres. Railroad siding.

UTICA, N. Y.

48,000 Sq. Ft.
Foundry and machine shop, including garage, office, pattern
shop, power house, 3 acres. Railroad siding available.

HICKSVILLE, N. Y.

125,000 Sq. Ft.
Elson acres, 1, 2 and 3 story buildings, L. I. R. R. siding.
Artisan well. Can be purchased for less than 50c per sq. ft.

BLOOMFIELD, N. J.

168,750 Sq. Ft.
One-story brick, sawtooth roof building, containing 144,500
sq. ft., and two smaller one-story buildings. Erie R. R.
siding. Just over Newark City line.

POUGHKEEPSIE, N. Y.

126,000 Sq. Ft.
Modern 1 and 2 story brick and concrete buildings, railroad
siding. Fully sprinklered. 30 acres. On Albany Post Road.

WATERTOWN, N. Y.

128,081 Sq. Ft.
One-story buildings, 10-ton crane. N. Y. C. R. R. siding.
15 acres. Water power region.

HAZLETON, PA.

218,000 Sq. Ft.
A group of reinforced steel and concrete buildings. Monitor
and sawtooth construction. Sprinklered. 20 acres. Siding.

N. Y. HARBOR.

70,000 Sq. Ft.
R. R. siding and 600 ft. dock, 30 acres. 9,000 ft. on Newark
Harbor. One-story brick buildings.

LONG ISLAND CITY.

21,500 Sq. Ft.
One-story brick building, 12x50 ft. Sprinklered. Roller plant,
R. R. siding.

New York State Equipped Towel Mill.

25,000 sq. ft. One-story sawtooth brick building. Cheap
power. Capacity 2,500 to 3,000 dozen towels per week.

Delaware River Equipped Steel Foundry.

Capacity of 500 tons per month. Cranes, power plant,
P. R. R. siding.

NOTE—I MAKE A SPECIALTY

OF HANDLING FACTORY
PROPERTIES THROUGHOUT
THE UNITED STATES. IF IN
FACTORY, SEND ME YOUR
REQUIREMENTS. IF YOU HAVE
ONE TO SELL, SEND FOR MY
SELLING PLAN.

Special Auction Salesday

At noon, in Real Estate Exchange
247-249 East 28th St., N. Y. C.
5 story & basement flat, with three
stores, also 48.101x74x7x irreg.
20 YONKERS LOTS
West side Netherland Ave., nr. Brook Pl.
3 WEST BRONX LOTS
Macombs road, 176th St., Davidson Av.
2 BRONX LOTS
N. E. Cor. 187th St. & Ft. Washington Av.
4 VACANT LOTS
S. E. Cor. 187th St. & Ft. Washington Av.
2017 VYSE AVE., BRONX
3 story frame dwelling, also 25x100.
WEST NEW BRITTON, S. I.
1713 Richmond Terrace
2 & 3 story buildings, also 48.5x320.

BRYAN L. KENNEDY, Inc.

Real Estate Auctioneers
149 Broadway Cort. 1547

Kingsbridge road was sold to Edward A. Arnold for \$5,400. Mr. Arnold is an operator and expects to improve the plot in the near future.

C. E. Neale, another builder, paid \$8,800 for the plot on the west side of Sedgwick avenue 145 feet north of West Kingsbridge road, which will be improved. He also paid \$4,000 for a plot 50x100 on the west side of Sedgwick avenue just north of Fort Independence street.

Henry D. Patton paid \$4,000 for the northwest corner of Kingsbridge Terrace and Nindham place, and various buyers paid from \$1,350 to \$12,000 for lots on the east side of Gilles place eighty-four feet north of Fort Independence street.

Dr. Carlos Henriquez paid \$75,000 for the plot of lots occupying the block front on the north side of West 232d street, between Broadway and Kingsbridge avenue, also having frontage on Broadway and Kingsbridge avenue. P. J. Costigan paid \$30,225 for the northwest corner of Lexington avenue and 120th street.

A Firm Believer in Real Estate.

The auction sale of the Mahony estate closes out one of the most interesting holdings in the city, according to Max Morgenthau, Jr., Mr. Mahony was a firm believer in real estate and during his lifetime invested much of his surplus capital in that form of security.

"A remarkable feature of the sale of the Mahony estate properties was the fact that so many builders and professional operators attended the offering," said Mr. Day after the sale. "When I looked around the room it reminded me of old times to see so many faces of those who were identified with real estate years ago, and retired temporarily. Their coming back into the market is certainly a most propitious sign."

BROOKLYN TRANSACTIONS.

Realty Associates sold to B. L. Terry a two story dwelling, with garage, at 146 Sullivan street, between Bedford and Raritan avenues.

Henry L. Nielsen sold the two story dwelling at 238 Ninth street for Katharine Wolf to Jessie L. Gross for occupancy.

Samuel Galtzka sold for the Solphal Realty Corporation, Inc., to Louis Apfelbaum, for occupancy, a new two story two family house, with double garage.

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Delaware River Equipped Steel Foundry.

Capacity of 500 tons per month. Cranes, power plant,
P. R. R. siding.

25x100, on the west side of East Fourteenth street, one hundred feet north of Avenue L.

Bulky & Horton Company sold 231 Kingston avenue, between Lincoln place and Eastern Parkway, a two family residence, 20x20, for Clara Casten.

Quell & Quell sold for Hyman Goldrich the apartment and store at 136 Marion street and 303 Patchen avenue to an investor; the two family dwelling, 267 Halset street, 18.9x100, for Karl K. Carroll to an investor, and for James Ellis the two family frame house at 1873 Atlantic avenue to Mary K. Eaton.

**JOHN G. MILBURN RENTS
APARTMENT ON 5TH AV.**
**Other Residential Leasing
Transactions Reported.**
Worthington Whitehouse, Inc., has rented furnished for Hamilton Carhartt his apartment in 227 Fifth avenue, occupying the entire floor, to John G. Milburn of the law firm